



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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MAYOR

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PLANNING DIVISION

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REBECCA LYN COOPER
GERARD AMARAL, (ALT.)

Case #: PB 2015-10
Site: 444 Somerville Avenue
Date of Decision: August 20, 2015
Decision: *Petition Approved with Conditions*
Date Filed with City Clerk: August 21, 2015

PLANNING BOARD DECISION

Applicant Name:	Greentown Labs, Inc.
Applicant Address:	28 Dane Street, Somerville, MA 02143
Property Owner Name:	Krisco Realty, LLC
Property Owner Address:	444 Somerville Avenue, Somerville, MA
Agent Name:	Sean T. O'Donovan
Agent Address:	741 Broadway, Somerville, MA 02144

Legal Notice: Applicant, Greentown Labs, Inc., and Owner, Krisco Realty, LLC, seek a Special Permit with Site Plan Review to establish a manufacturing use including research and development under SZO § 7.11.14.D.c, a Special Permit to alter a nonconforming structure to add additional floors and windows and doors under §4.4.1.

<u>Zoning District/Ward:</u>	IA & AOD zones/Ward 2
<u>Zoning Approval Sought:</u>	§7.11.14.D.c
<u>Date of Application:</u>	July 16, 2015
<u>Date(s) of Public Hearing:</u>	August 20, 2015
<u>Date of Decision:</u>	August 20, 2015
<u>Vote:</u>	5-0



Appeal #PB 2015-10 was opened before the Planning Board at Somerville City Hall on August 20, 2015. Notice of the Public Hearing was given to persons affected and was published and posted, all as required by M.G.L. c. 40A, sec. 11 and the Somerville Zoning Ordinance. After one hearing of deliberation, the Planning Board took a vote.

DESCRIPTION:

The proposal is to establish a manufacturing use including research and development. The business that currently seeks to occupy the space is Greentown Labs. They currently occupy a space at 28 Dane Street and would like a second location to expand the business. From their website, "Greentown Labs provides prototyping space, shared machine shop tools, office space and an event space. We leverage our facility, partners, and sponsors to provide our entrepreneurs access to the equipment, services, education, and network the need to launch their companies quickly."

The proposal includes alteration to the existing structure. There will be an addition floor added within the existing structure of the building making it a three story building without changing the building's height or massing. The new gross square feet of the building will be 53,400.

Building Design

There will be a new glass light monitor at the front of the building and it will extend a few feet taller than the third floor. The garage door on the front will be infilled with a new glass overhead door. The door will no longer be used as a garage door for vehicles. The front façade will be opened up by installing large storefront systems. The existing brick will be preserved and the third floor will be clad with fiber cement panels. There will be flower boxes on the window sills along the sides of the building. On the northwest corner of the building will be an approximately 1,000 square foot roof deck that will serve as an amenity space for employees.

Parking & Traffic

Parking will be located around the perimeter of the building. There is a deed of easement that allows for parking and storage of vehicles for the owners and successor or assigns in the westerly passageway which is not part of the subject property. The parking spaces on the rear and easterly side of the building will be on the subject property and the Applicant stated that they will not interfere with the passageway designation that is marked on the survey plan. There will be secured covered bicycle parking spaces for 100 bicycles along the eastern side of the building and bicycle parking inside 68 bikes.

Lighting and Signage

There will be small light fixtures along both sides of the building at the level of the windows. Signage will be located on the front of the building above the storefront system on top of repurposed steel beams. There will also be a sign on the new glass monitor.

Site/Trash/Utilities

There will be a mechanical room and electrical and fire protection room inside of the building. Trash storage will also be inside of the building. The roof will be covered with solar panels and there will be four small wind turbines along Somerville Avenue. There will be trellises with vines on the sides of the building.



FINDINGS FOR SPECIAL PERMIT WITH SITE PLAN REVIEW (SZO §7.11.14.D.c & §6.1.23.D.4):

In order to grant a special permit with site plan review, the SPGA must make certain findings and determinations as outlined in §5.2.5 of the SZO. This section of the report goes through §5.2.5 in detail.

1. Information Supplied:

The Board finds that the information provided by the Applicant conforms to the requirements of §5.2.3 of the SZO and allows for a comprehensive analysis of the project.

2. Compliance with Standards: *The Applicant must comply “with such criteria or standards as may be set forth in this Ordinance which refer to the granting of the requested special permit with site plan review.”*

This property is located within the Arts Overlay District (AOD) and the proposed use meets the definition of an “arts-related use” and therefore, the overlay applies to this proposal. Under SZO § 2.2.11.b. Arts-Related Uses includes office of creative design professional such as industrial designers. The Planning Board is the Special Permit Granting Authority in the AOD.

Uses in the AOD are governed by the underlying zoning district. Use §7.11.14.D.c - Manufacturing use, including product research, development and testing activities conducted inside an enclosed building such as, but not limited to, biotechnology, requires a Special Permit with Site Plan Review in the Industrial A zoning district which is the base district for the property.

Within the AOD, per §9.4.1.e, no additional parking or loading spaces shall be required for any permitted non-residential use within the floor area that lawfully existed prior to 2008. No additional parking is required for the existing 36,360 square feet of floor area. The existing parking was not defined for the prior use and the vehicles were parked inside and in the passageways in no particular order. Compliance with parking requirements shall be required for any additions to the building subsequent to this date. The parking requirement for industrial uses is 1 per 1,000 gross square feet of building area, plus 1 per business vehicle stored on-site. The increase in gross square feet will be 17,040 square feet. There will be one or two business vehicles stored onsite. The total parking requirement is 19 and the requirement will be met with the proposed 22 spaces.

The dimensional nonconformities will not be exacerbated by the proposal. The ground coverage will remain at 86% and the lack of landscaping on the site will not be made worse. Trellises and flower boxes are proposed to incorporate more vegetation at the site. The Floor Area Ratio will increase from 1.0 to 1.46 and remain conforming.

Under §6.1.23.D.4, alterations to a façade approved under AOD provisions shall require a Special Permit, with findings giving consideration to the Design Guidelines of Section 6.1.23.G. These guidelines are not intended to inhibit design creativity or discourage innovative architectural design solutions. Rather, they provide general standards for building massing, siting and articulation. It is understood that buildings and structures may not be able to comply with all of the following Guidelines.

- a. *Building(s) should complete the streetwall along the primary street edge(s).* The building currently completes the streetwall and the proposed renovation will improve it. The proposal will infill the garage door that when open leaves a void in the streetwall.
- b. *Massing of the building should be articulated in a manner compatible with the surrounding district, particularly where a building abuts a lot or lots within a residential district.* The building is surrounded by other industrial buildings that have similar features. The building will become more articulated with the proposed exterior alterations to the fenestration of the building and addition of a glass light monitor. The closest residential units are the multifamily residential units across Somerville Avenue.



- c. *Major building entrances and entrances to retail stores and other sources of pedestrian activity should be oriented to existing public sidewalks and other open space. The main door will be located along the sidewalk along the Somerville Avenue side of the building.*
- d. *On-site, off-street parking should be located either at the rear of the lot behind the building or below street level; parking should not abut the primary street edge(s) of the parcel. Parking will not abut the primary street edge. It will be located on the sides and rear of the building.*
- e. *Access to on-site, off-street parking should be provided from either a side street or an alley; Where this is not possible, provide vehicular access through an opening in the street level facade of the building of a maximum of twenty-five (25) feet in width. Parking will be accessed from the passageways around the building in a one-way configuration and not along on the primary façade.*
- f. *Signage and awning design should respect buildings' context (e.g., scale, design, style, colors, materials), be oriented to pedestrians, and be subordinate to the overall building composition. Creative shapes must be carefully designed and coordinated with the overall appearance of the building. The design should also maintain an existing "signage line" and respect the character, scale, and locations of adjacent signs and awnings. Large, interior-lit or back-lit signs or awnings, neon "open" signs, vinyl or plastic materials and overly bright colors are generally discouraged. To add interest and character to the retail environment signs or awnings may convey interesting elements or logos without excessive wording. They should be limited to advertising the business name and its main goods or services, with minimal or no national brand names or logos. Type styles should enhance readability of the sign and provide information simply and legibly. Use awnings to create pleasant shaded spaces in front of a building. Signs and awnings should enhance important architectural details and not conceal or obliterate them. The signage proposed meets this guideline. It will be located above the storefront windows, which is a typical location for signage and on the glass light monitor facing the street. The signage will not interfere with the architectural elements of the building. It will have clearly identified letters and will not be overly wordy. The symbol and letters on the glass light monitor add an interesting feature to the building. The material and lighting technology is not called out on the plans and it will be conditioned as to no conflict with this guideline.*
- g. *Individual Artist Live/Work Spaces should be designed as closely as possible in accordance with the "Design Guidelines for Artist Live/Work Space" produced by the Somerville Arts Council. The proposal does not include artist live/work spaces.*

3. Purpose of District: *The Applicant has to ensure that the project "is consistent with the intent of the specific zoning district as specified in Article 6".*

The proposal is consistent with the purpose of the district, which is, "to encourage the preservation and enhancement of Arts-Related Uses, particularly within Union Square. The district is also intended to preserve and enhance the area as a center for a variety of retail, business services, housing, and office uses and to promote a strong pedestrian character and scale throughout the district." The use proposed that will bring jobs, commercial tax base, and the expansion of the innovative, creative, green technology company is consistent with the district. The changes to the building are also consistent with the purpose of the district. They will enrich its character and the pedestrian experience with opening up the façade to have a view of the interior of the space along the sidewalk, attractive signage and replacement of broken windows.

4. Site and Area Compatibility: *The Applicant has to ensure that the project "(i)s designed in a manner that is compatible with the existing natural features of the site and is compatible with the characteristics of the surrounding area, and that the scale, massing and detailing of the buildings are compatible with those prevalent in the surrounding area".*

The applicants have designed a building that respects the building form and the context of the surrounding industrial area that is located along a major throughfare. The massing of the building is preserved and the exterior is improved



with more fenestration along the blank walls, replacement of broken windows, and a change to the upper story materials that are in disrepair. The proposal also includes a roof deck that will add vibrancy and “eyes on the street”, plantings that will add interest and soften the exterior and green technologies that will be visible to the public. The solar panels and wind turbines will greatly increase the efficiency of the building and along with the electric vehicle charging stations will increase awareness and potential use at other locations in Somerville.

5. Functional Design: *The project must meet “accepted standards and criteria for the functional design of facilities, structures, and site construction.”*

The site plan and building present a functional design. The access to the building from the main door on the front of the building and loading dock in the rear are proposed in similar or the same locations as they are today. The parking spaces and one-way traffic circulation pattern will greatly improve the order and use of the land around the building that is overrun with parked cars.

6. Impact on Public Systems: *The project will “not create adverse impacts on the public services and facilities serving the development, such as the sanitary sewer system, the storm drainage system, the public water supply, the recreational system, the street system for vehicular traffic, and the sidewalks and footpaths for pedestrian traffic.”*

The change in use from an autobody and mechanic shop to an industrial use for research and development will decrease the number of vehicular trips to the site and interruption of vehicular flow near the site. Greentown is projected to have 74 percent fewer vehicular trips to the site than the use as an automotive repair facility. The number of people at the site will increase which is a benefit to the city to increase the number of jobs and daytime population. The business and employees are environmentally conscience which results in a project that will have less negative impacts on the public systems than most.

7. Environmental Impacts: *“The proposed use, structure or activity will not constitute an adverse impact on the surrounding area resulting from: 1) excessive noise, level of illumination, glare, dust, smoke, or vibration which are higher than levels now experienced from uses permitted in the surrounding area; 2) emission of noxious or hazardous materials or substances; 3) pollution of water ways or ground water; or 4) transmission of signals that interfere with radio or television reception.”*

Several environmental studies have been done between 1987 and 2013 including soil and ground water borings and indoor air testing. There were several leaks involving oil, gas, hydraulic fluid documented and response actions taken and several above ground and underground storage tanks removed or abated.

Cases RTNs 3-0018136 and 3-0018349 as filed with DEP have achieved RAO status meaning cleanup has been completed and that DEP has closed the case. Case RTN 3-0000772 has a status with the DEP of “Pending No Further Action” meaning a document was submitted to DEP asserting that a site assessment had determined that no further action was required. An audit from the DEP is needed in the future to close this file.

8. Consistency with Purposes: *“Is consistent with: 1) the purposes of this Ordinance, particularly those set forth in Article 1 and Article 5; and 2) the purposes, provisions, and specific objectives applicable to the requested special permit with site plan review which may be set forth elsewhere in this Ordinance, such as, but not limited to, those at the beginning of the various sections.”*

The proposal is consistent with the general purposes of the Ordinance as set forth under §1.2, which includes, but is not limited to providing for and maintaining the uniquely integrated structure of uses in the City, conserving the value of land and buildings, and encouraging the most appropriate use of land throughout the City.

9. Preservation of Landform and Open Space: *The Applicant has to ensure that “the existing land form is preserved in its natural state, insofar as practicable, by minimizing grading and the erosion or stripping of steep slopes, and by maintaining man-made features that enhance the land form, such as stone walls, with minimal alteration or disruption. In addition, all open spaces should be designed and planted to enhance the attractiveness*



of the neighborhood. Whenever possible, the development parcel should be laid out so that some of the landscaped areas are visible to the neighborhood.”

There are no existing natural landforms or open space on the site. Eighty-six percent of the site is covered by a building and the remainder is paved. The proposal includes planter boxes and growing vines on the sides of the building and on the roof deck railing to add visible landscaping to the site.

10. Relation of Buildings to Environment: *The Applicant must ensure that “buildings are: 1) located harmoniously with the land form, vegetation and other natural features of the site; 2) compatible in scale, design and use with those buildings and designs which are visually related to the development site; 3) effectively located for solar and wind orientation for energy conservation; and 4) advantageously located for views from the building while minimizing the intrusion on views from other buildings.”*

The building has been designed to relate to the environment. The massing of the building will not change and therefore intrusion of views and interruption of nature features is not changing. The proposal will effectively use solar and wind orientation and solar panels and wind turbines to generate at least 80 percent of the building’s electrical use.

11. Stormwater Drainage: *The Applicant must demonstrate that “special attention has been given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Storm water shall be removed from all roofs, canopies, and powered area, and routed through a well-engineered system designed with appropriate storm water management techniques. Skimming devices, oil, and grease traps, and similar facilities at the collection or discharge points for paved surface runoff should be used, to retain oils, greases, and particles. Surface water on all paved areas shall be collected and/or routed so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved area. In larger developments, where practical, the routing of runoff through sheet flow, swales or other means increasing filtration and percolation is strongly encouraged, as is use of retention or detention ponds. In instances of below grade parking (such as garages) or low lying areas prone to flooding, installation of pumps or other devices to prevent backflow through drains or catch basins may be required.”*

The site is currently all hardscape with the building covering the large majority of the site. Since the building will be retained, there is little room for capturing runoff from the site. In terms of the discharge into the sewer system, the specifications for the type of equipment and chemicals that will be used onsite will be reviewed and approved prior to Fire Prevention signoff and Inspectional Services issuance of a building permit.

12. Historic or Architectural Significance: *The project must be designed “with respect to Somerville’s heritage, any action detrimental to historic structures and their architectural elements shall be discouraged insofar as is practicable, whether those structures exist on the development parcel or on adjacent properties. If there is any removal, substantial alteration or other action detrimental to buildings of historic or architectural significance, these should be minimized and new uses or the erection of new buildings should be compatible with the buildings or places of historic or architectural significance on the development parcel or on adjacent properties.”*

This building was built as part of the American Tube Works complex and 444 Somerville Avenue was the drawing mill building. The company was founded in 1851 after acquiring the patent for the production of seamless brass and copper tubes. The company is credited as being the first in America to manufacture seamless tubes that were originally used for locomotive, marine, and stationary boilers. In the late 19th and early 20th century, they expanded their production to include seamless tubes for domestic uses, such as indoor plumbing and heating fixtures. The company remained one of the major regional producers of seamless tubes and was in operation until the Great Depression halted production in ca. 1933. The City is working to get the complex on the National Register of Historic Places. The current proposal will largely preserve the building with some alteration that allow for adaptive reuse. The alterations will improve the interactions that the building has with the street while keeping the manufacturing appearance and use.



13. Enhancement of Appearance: *The Applicant must demonstrate that “the natural character and appearance of the City is enhanced. Awareness of the existence of a development, particularly a non residential development or a higher density residential development, should be minimized by screening views of the development from nearby streets, residential neighborhoods of City property by the effective use of existing land forms, or alteration thereto, such as berms, and by existing vegetation or supplemental planting.”*

The overall appearance of the building will improve as a result of this application as described in the findings above. The building is surrounded by the industrial uses and the BA zoning district across the street. Screening is not necessary for this building as designed.

14. Lighting: *With respect to lighting, the Applicant must ensure that “all exterior spaces and interior public and semi-public spaces shall be adequately lit and designed as much as possible to allow for surveillance by neighbors and passersby.”*

There will be small light fixtures along both sides of the building at the level of the windows that will improve feeling of safety in the alleys around the building. The sidewalk in front of the building will be illuminated from light inside of the building passing through the large storefront systems.

15. Emergency Access: *The Applicant must ensure that “there is easy access to buildings, and the grounds adjoining them, for operations by fire, police, medical and other emergency personnel and equipment.”*

Emergency vehicles can access the site from Somerville Avenue as well as the passage way behind the building.

16. Location of Access: *The Applicant must ensure that “the location of intersections of access drives with the City arterial or collector streets minimizes traffic congestion.”*

The one-way driveway that will be established around the building will improve traffic flow and minimize traffic congestion. The current configuration of cars parked randomly on the site and cars backing out onto Somerville Avenue will be eliminated.

17. Utility Service: *The Applicant must ensure that “electric, telephone, cable TV and other such lines and equipment are placed underground from the source or connection, or are effectively screened from public view.”*

The specifications of the utility service will be reviewed and approved by the electrical inspector prior to issuing a building permit.

18. Prevention of Adverse Impacts: *The Applicant must demonstrate that “provisions have been made to prevent or minimize any detrimental effect on adjoining premises, and the general neighborhood, including, (1) minimizing any adverse impact from new hard surface ground cover, or machinery which emits heat, vapor, light or fumes; and (2) preventing adverse impacts to light, air and noise, wind and temperature levels in the immediate vicinity of the proposed development.”*

A more detailed floor plans and information about the type of equipment and chemicals that will be located in each space will be required before a building permit is issued. The green technologies proposed for the building will reduce the impact of the use and building on the environment. The exact type and specifications of the wind turbines are not yet determined; however, they will be small units and in scale with the building. The noise from the turbines will have to comply with the city’s noise ordinance.

19. Signage: *The Applicant must ensure that “the size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall reflect the scale and character of the proposed buildings.”*



The signage is reflective of the scale and character of the existing building and proposed alterations.

20. Screening of Service Facilities: *The Applicant must ensure that “exposed transformers and other machinery, storage, service and truck loading areas, dumpsters, utility buildings, and similar structures shall be effectively screened by plantings or other screening methods so that they are not directly visible from either the proposed development or the surrounding properties.”*

The utilities for the building will be primarily inside of the building or on the roof. There will be a mechanical room and electrical and fire protection room inside of the building. Trash storage will also be inside of the building. The roof will be covered with solar panels and there will be four small wind turbines along Somerville Avenue.

21. Screening of Parking:

The parking will be located along the sides and rear of the building and will not require additional screening from the street.

21. Housing Impact: *Will not create adverse impacts on the stock of existing affordable housing.*

This proposal does not involve housing.

22. SomerVision Plan: *Complies with the applicable goals, policies and actions of the SomerVision plan, including the following, as appropriate: Preserve and enhance the character of Somerville’s neighborhoods, transform key opportunity areas, preserve and expand an integrated, balanced mix of safe, affordable and environmentally sound rental and homeownership units for households of all sizes and types from diverse social and economic groups; and, make Somerville a regional employment center with a mix of diverse and high-quality jobs. The areas in the SomerVision map that are designated as enhance and transform should most significantly contribute towards the SomerVision goals that are outlined in the table below. The areas marked as conserve are not expected to greatly increase the figures in the table since these areas are not intended for large scale change.*

The proposed use and renovation of the building meets several goals of SomerVision. One of the goals is to invest in the talents, skills and education of people to support growth and provide opportunities to residents of all social and economic levels. An action item under this goal is to establish new collaborations to train residents for medical, laboratory and new technology jobs. The Greentown Labs fits this type of business. The company creates a space in which innovation and technology is created in a collaborative and educational environment. Another goal is to ensure that the infrastructure for all utilities is sufficient in capacity and quality, of the best available technology, redundant, and supportive the desired level of future growth. The building will use green technologies and systems monitoring to ensure that the building is energy efficient and will bring visibility of these technologies to Somerville Avenue. Finally, SomerVision calls for 30,000 new jobs in the City by 2030 for residents and entrepreneurs. This proposal will bring 240 new jobs to help meet this goal in the research and development industry that will contribute significantly to Somerville’s creative economy.

<u>SomerVision Summary</u>	<i>Existing</i>	<i>Proposed</i>
<i>Commercial Sq. Ft.:</i>	36,360 sf	53,400 gsf / 44,663 nsf
<i>Estimated Employment:</i>	5-10 for the automotive use, unknown for the judo club and artist studio space	240
<i>Parking Spaces:</i>	Undefined	22



The subject property is in the study area for the Union Square neighborhood planning efforts that are underway. During one of the design charrettes the property was drawn to show increased opening along Somerville Avenue and the creation of “fabrication alley” next to the building. The proposal accomplishes the intent of, and for some elements matches, the sketches drawn during the charrette.

DECISION:

Present and sitting were Members Joseph Favaloro, Michael Capuano, Dorothy Kelly Gay, Rebecca Lyn Cooper and Gerard Amaral with Kevin Prior absent. Upon making the above findings, Joseph Favaloro made a motion to approve the request for a Special Permit. Rebecca Lyn Cooper seconded the motion. Wherefore the Planning Board voted **5-0** to **APPROVE** the request. In addition the following conditions were attached:

#	Condition	Timeframe for Compliance	Verified (initial)	Notes								
1	Approval is for the establishment of the manufacturing use including research and development under SZO § 7.11.14.D.c and for the alteration of the structure. This approval is based upon the following application materials and the plans submitted by the Applicant:	CO / BP	ISD/PIng.									
	<table border="1"> <thead> <tr> <th>Date (Stamp Date)</th> <th>Submission</th> </tr> </thead> <tbody> <tr> <td>July 16, 2015</td> <td>Initial application submitted to the City Clerk’s Office</td> </tr> <tr> <td>August 11, 1999</td> <td>Plans submitted to OSPCD (Title survey plan)</td> </tr> <tr> <td>July 16, 2015</td> <td>Plans submitted to OSPCD (Existing Site Plan, Proposed Site Plan, First Floor Plan & Sections, Upper Level Floor Plans, Elevations, Exterior Views)</td> </tr> </tbody> </table>				Date (Stamp Date)	Submission	July 16, 2015	Initial application submitted to the City Clerk’s Office	August 11, 1999	Plans submitted to OSPCD (Title survey plan)	July 16, 2015	Plans submitted to OSPCD (Existing Site Plan, Proposed Site Plan, First Floor Plan & Sections, Upper Level Floor Plans, Elevations, Exterior Views)
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Any changes to the approved plans or use that are not <i>de minimis</i> must receive SPGA approval.												
Linkage												
2	Linkage payments will be required to be paid to the Somerville Housing Trust Fund before a CO is issued.	CO	Housing									
Pre-Construction												
3	Utility plans must be submitted to Engineering Department and Inspectional Services for review and approval.	BP	Eng.									



4	New sanitary connection flows over 2,000 GPD require a 4:1 removal of infiltration and/or inflow by the Applicant. This will be achieved by submitting a mitigation payment to the City based on the cost per gallon of I/I to be removed from the sewer system. The Applicant shall work with Engineering to meet this condition before a certificate of occupancy is issued.	CO	Eng.	
5	The Applicant must contact the Engineering Department to coordinate the timeline for cutting or opening the street and/or sidewalk for utility connections or other construction. There is a moratorium on opening streets from November 1st to April 1st and there is a list of streets that have additional opening restrictions.	BP	Eng	
Construction Impacts				
6	The Applicant shall at his expense replace any existing equipment (including, but not limited to street sign poles, signs, traffic signal poles, traffic signal equipment, wheel chair ramps, granite curbing, etc) and the entire sidewalk immediately abutting the subject property if damaged as a result of construction activity. All new sidewalks and driveways must be constructed to DPW standard.	CO	DPW	
7	All construction materials and equipment must be stored onsite. If occupancy of the street layout is required, such occupancy must be in conformance with the requirements of the Manual on Uniform Traffic Control Devices and the prior approval of the Traffic and Parking Department must be obtained.	During Construction	T&P	
Design				
8	An exterior electrical receptacle is required for the roof deck.	Final sign off	Wiring Inspector	
Site				
9	Landscaping should be installed and maintained in compliance with the American Nurserymen's Association Standards.	Perpetual	PIng. / ISD	
Miscellaneous				
10	The Applicant, its successors and/or assigns, shall be responsible for maintenance of both the building and all on-site amenities, including landscaping, fencing, lighting, parking areas and storm water systems, ensuring they are clean, well kept and in good and safe working order.	Cont.	ISD	
11	For commercial development, the Owner/Applicant is required to hire a private company to remove trash and recycling on a regular basis.			
Public Safety				
12	The Applicant or Owner shall meet the Fire Prevention Bureau's requirements.	CO	FP	



13	Notification must be made, within the time period required under applicable regulations, to the Massachusetts Department of Environmental Protection (DEP) if there is any release of oil, hazardous materials, or regulated hazardous substances at the site. The City's OSE office, Fire Department and the Board of Health shall also be notified.	CO	OSE/FP/B OH	
14	Detailed floor plans including safety equipment and chemicals that will be on-site shall be supplied to ISD and Fire Prevention.	BP	FP / ISD	
15	To the extent possible, all exterior lighting must be confined to the subject property, cast light downward and must not intrude, interfere or spill onto neighboring properties.	CO	Plng.	
Signage				
16	Signage material shall not be vinyl or plastic and if signs are lit, they should be by external fixture or have back/halo lighting.	CO/Cont.	Plng.	
Final Sign-Off				
17	The Applicant shall contact Planning Staff at least five working days in advance of a request for a final inspection by Inspectional Services to ensure the proposal was constructed in accordance with the plans and information submitted and the conditions attached to this approval.	Final sign off	Plng.	



Attest, by the Planning Board:



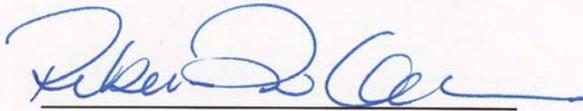
Joseph Favaloro



Michael A. Capuano, Esq.



Dorothy A. Kelly Gay



Rebecca Lyn Cooper



Gerard Amaral

Copies of this decision are filed in the Somerville City Clerk's office.
Copies of all plans referred to in this decision and a detailed record of the SPGA proceedings are filed in the Somerville Planning Dept.

CLERK'S CERTIFICATE

Any appeal of this decision must be filed within twenty days after the date this notice is filed in the Office of the City Clerk, and must be filed in accordance with M.G.L. c. 40A, sec. 17 and SZO sec. 3.2.10.

In accordance with M.G.L. c. 40 A, sec. 11, no variance shall take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title.

Also in accordance with M.G.L. c. 40 A, sec. 11, a special permit shall not take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and either that no appeal has been filed or the appeal has been filed within such time, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed Special Permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

The owner or applicant shall pay the fee for recording or registering. Furthermore, a permit from the Division of Inspectional Services shall be required in order to proceed with any project favorably decided upon by this decision, and upon request, the Applicant shall present evidence to the Building Official that this decision is properly recorded.

This is a true and correct copy of the decision filed on _____ in the Office of the City Clerk, and twenty days have elapsed, and

FOR VARIANCE(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ any appeals that were filed have been finally dismissed or denied.

FOR SPECIAL PERMIT(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ there has been an appeal filed.

Signed _____ City Clerk Date _____

